

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

**Showers City Hall
McCloskey Room
Thursday August 12, 2010
4:00 P.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES: July 08, 2010**
- IV. DEMOLITION DELAY**
 - A. 403 North Walnut Street Partial Owner: Topolgus
Removal of an addition
 - B. 222 West Kirkwood Smith Holden Building (Design revision)
- V. NEW BUSINESS**
- VI. OLD BUSINESS**
 - A. Draft Review: National Register Nomination The Elks Lodge #446
 - B. July 14th Garden Hill Neighborhood Conservation District Information Meeting
 - C. Bryan Park survey vote
- VII. COMMISSIONERS' COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ANNOUNCEMENTS**
- X. ADJOURNMENT**

Next meeting date is Thursday, September 09, 2010 at 4:00 p.m. in the McCloskey Room

Posted: August 5, 2010

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135

July 8, 2010

4:00 PM

MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:00 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Chair Marjorie Hudgins.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Doug Bruce, Jeannine Butler, Marjorie Hudgins, Chris Sturbaum (arrived 4:09 PM, left approximately 4:48 PM), Doug Wissing

ADVISORY MEMBERS

David Harstad

STAFF

Daniel Bixler, HAND

Nancy Hiestand, HAND

Nate Nickel, Planning

Inge Van der Cruysse, Legal

GUESTS

Joanne Henriot, Bryan Park Neighborhood Association

Elizabeth Alyn Soo-Eiler, Bryan Park Neighborhood Association

Jan Sorby, Bryan Park Neighborhood Association

James Topoligus, owner 403 N. Walnut Street

A conflict of interest statement from Doug Bruce was received and read out concerning the property at 403 North Walnut Street.

Handouts were distributed that were not included in the packet.

III. APPROVAL OF THE MINUTES

Danielle Bachant-Bell moved to approve the June 10, 2010 minutes.

Motion passed, 3-0-2. (Doug Bruce, Jeannine Butler abstained. Sturbaum was not present.)

IV. DEMOLITION DELAY

- A. 403 North Walnut Street (partial) , James Topolgus, owner
Removal of an addition

The Staff report was presented. The required notice period for the demolition sign was not met, so the request for partial demolition could not be an action item during this meeting, however, the matter may be voted on at the August 12th meeting. The owner's finished design was included in the handouts. The new construction will also have to go before Plan Commission for approval. The part of the Topolgus building proposed for demolition is a frame addition on the north side of the brick building, which appears on early Sanborn maps but has modified exterior features. The new building will house a commercial kitchen, accommodations for accessibility and an accessible restroom, all required for restaurant use. The addition will have a footprint with a 44 foot depth in an L-shape with intersecting gables. It will cover more of the brick building side, with most of the additional depth towards the alley. The plan will remove parking from the front of the building. Chris Sturbaum arrived at 4:09 PM during the discussion.

James Topolgus, owner, and Doug Bruce, his representative, both spoke on behalf of the matter. The matter was taken up by the commission.

Danielle Bachant-Bell volunteered to get more information on this house by the next meeting, especially to determine if it could qualify for a nomination to the National Register.

Chris Sturbaum left at approximately 4:48 PM.

Doug Bruce left at 4:55 PM. No quorum.

V. NEW BUSINESS

- A. Draft National Register Nomination The Elks Lodge #446

Staff report presented. The finished draft of the nomination is ready for presentation. The Elks have been notified that the document is ready. They must make the decision whether or not to proceed on applying for the National Register. If the Elks agree to proceed this could be heard at the September HPC meeting and be on the agenda of the State Review Board for October. At any point the Elks can object and the process ends.

Doug Bruce arrived back at 4:59 PM during the discussion, thus making a quorum.

VI. OLD BUSINESS

- A. Bryan Park Survey Material

This was the second of two meetings to discuss this item. Joanne Henriot, Jan Sorby and Elizabeth Alyn Soo-Eiler, from the Bryan Park Neighborhood Association, were present. Staff report was presented. Maps were presented showing where potential boundaries for a Conservation District would be located. Bryan Park Neighborhood will have to work out what the boundaries will be if they choose to go forward with the process It will

likely be a six month period before Bryan Park can proceed, since the Garden Hill process is first.

Discs with photographs of surveyed properties were handed out. The discs are viewable with Macintosh computers and Microsoft XP. The HPC will vote on the survey at the August meeting.

B. 1998 Downtown and Courthouse Square Plan Discussion

The subcommittee meets the first Tuesday of each month. All are welcome. The core members are Danielle Bachant-Bell, Bridget Edwards, David Harstad and Chris Sturbaum. A new methodology is being employed wherein they will take sections of the document as it exists, comments will be added from the discussions and the resulting document will be distributed to the subcommittee for written responses.

C. July 14th Garden Hill Neighborhood Conservation District Information Meeting

Wednesday, July 14 in the Hooker Room at City Hall will be the first public information meeting for the Garden Hill Conservation District. The subcommittee for the Garden Hill Neighborhood Conservation District includes Marleen Newman, Jeannine Butler and Marjorie Hudgins.

VII. COMMISSIONERS' COMMENTS

Doug Wissing asked where staff was on the reference sheet for Commissioners. He asked for a timeline for producing such a document. Nancy Hiestand said October would be a deadline target for the document.

Jeannine Butler commented on the 11th and College project that came before the BHPC. She noted the difference between what was presented to the Commission and what was actually built.

VIII. PUBLIC COMMENT

None.

IX. ANNOUNCEMENTS

None.

X. ADJOURNMENT

Marjorie Hudgins made the motion to adjourn. Motion passed unanimously. Meeting adjourned at 5:48 PM.

Partial Demolition

403-07 North Walnut Street

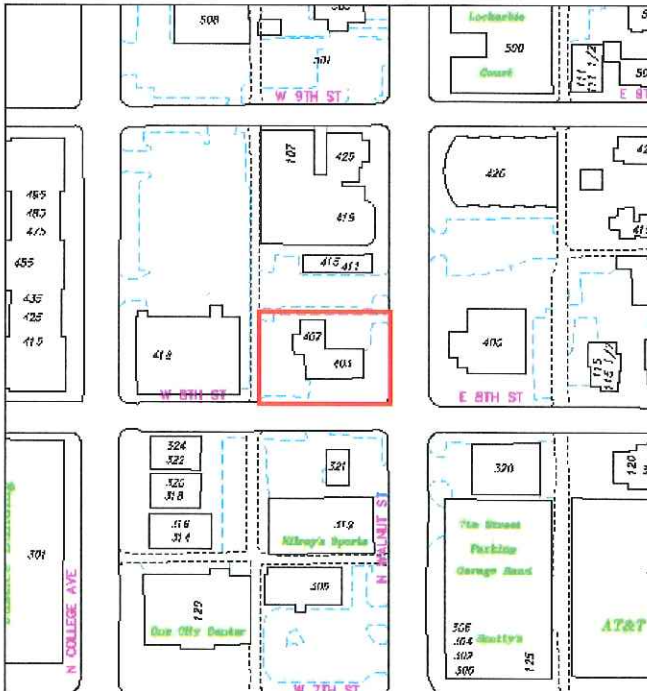
Owner James Topolgus

Removal of an addition on the north side of the building

105-055-90166 O Topolgus Building, 403 North Walnut Street; Italianate, 1875;
Architecture SR

Commissioner Bruce, who is the architect on this project filed a Conflict of Interest statement at the July meeting

The Topolgus Building is located at the corner of Walnut and 8th Streets. Last month the sign posting notice of the partial demolition had not been posted sufficiently in advance of the meeting to be able to act on this proposal.



This one of Bloomington's finest examples of Italianate residential architecture. It was listed in the state register [8-3-95] and is alternately described as having been built in 1845 or 1875. The brick structure has

excellent integrity.



In the late 1990s a state tax credit was obtained for the restoration of this property. Property records indicate a loss of value in the 1860s that may have been a fire that destroyed the original house. The main house is brick with arched and hooded Italianate lintels and an entrance portico with formal classical entablature. The house has a single story frame addition attached to the north side of the house which appears in the 1907 Sanborn. Some elements of the addition are fairly early, but the openings (fenestration) date from several different eras and the foundation has been replaced. The small carriage porticos are also later elements. Most of the clapboard (not including a newer rear shed addition towards the alley) dates from its original construction although some vents and openings are later.



Appearance from Walnut

There are two different sizes of 6 over 6 windows on the east elevation. The southern most window is earlier. The addition contains two different eras of door on the Walnut Street side. The Arts and Crafts style door on the right is earlier than the solid modern door to the left.. The east elevation has apparently been modified in its details.

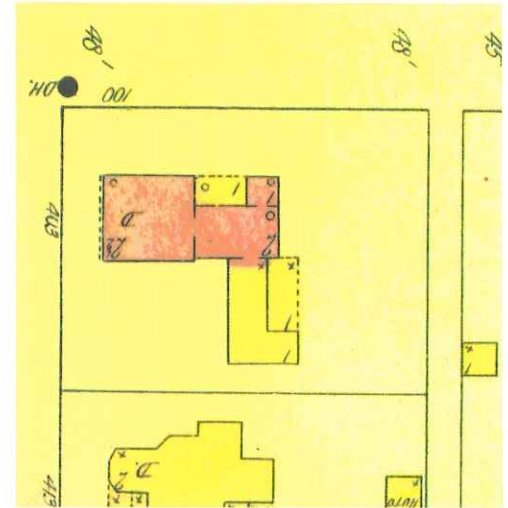
Solid door modern

Arts and Crafts Door



New information through Danielle Bachant-Bell's research indicates that parts of the addition may date from 1907. A 1913 Sanborn shows that there was a porch to the rear and that the addition was a frame single story. The 1927 Sanborn is identical. This open area is now enclosed.

North Side



Southwest side showing later addition not depicted on Sanborns.



Newer construction
Aerial of existing house and



addition.

The house is located on a corner with an alley running behind it. The existing addition is clapboard with a salt-box roof sloping to the west towards the alley. The framing has partial returns, a sill cover with a drip cap, and

appears to have a concrete block foundation. On the primary elevation, there are two Arts and Crafts style gabled carriage porticos with doors that do not match. There are three wood windows with 6 over six lights, but one is a narrower and longer size that indicates an earlier window. These windows are carried through on the sides and rear. There are additional doors facing the alley and a modern door facing 8th Street.

The owner has drawings of the new construction which will also have to go through Plan Commission approval. The new building will house a commercial kitchen, accommodations for accessibility and an accessible restroom, all of which the building would need for restaurant use. The addition will have a footprint with a 44 foot depth in an L-shape with intersecting gables. It will cover more of the side of the brick building but is notched to protect the three original windows on the north side and much of the additional depth will be towards the alley. The front yard will no longer be used for parking.

The new design will be a frame single story building with a brick foundation. Some elements of framing will be sympathetic with historic design: sill covers and corner boards.



Topoligus Building History Narrative

Through the late 1850s and into the 1860s, the property value remains high, although decreasing somewhat likely due to depreciation or a general decline in property values. However, in 1862, the property value takes a dramatic fall to only \$700. It remains at this level into the early 1870s, leading one to believe that the house built by Millen was destroyed, possibly by fire. And by 1865, the property is listed as the estate of Aaron Chase indicating he had died. Examinations of newspapers from the early 1860s would likely confirm or deny suspicion of a house fire or other reason for the decline in value.

In 1870, John McCalla purchased the property. In 1872, there is once again a dramatic increase in lot and improvement value to \$4,200. Again this supports the belief by Duncan Campbell that the brick building seen today was constructed c.1870 on an earlier foundation. The land values remain high through at least 1890, thus the current house can be attributed to John McCalla. Although not a direct relative, further research may link him to Margaret Hemphill McCalla, Indiana's first female school superintendent and for whom McCalla Elementary School on Tenth Street was named.

The house first appears in the Sanborn Maps in 1892. It shows the primary brick structure had a shingle roof and a frame cornice facing Walnut. An enclosed, single story room off the rear addition faced 8th Street. At this time a single story frame structure with a full length porch to the west, was attached to the northwest corner of the rear brick addition. No outbuildings were on the property.

In 1894, McCalla sold the home to Charles and Mary Harris who may have held it as a rental or home for elderly family, as the first City Directory, published for 1900, show the residents from the previous year were Mrs. Josephine Kimbley and Elizabeth Reid. The Sanborn Map from this same time period, specifically 1898, shows no change in the structural configurations of the house. But a two story stable does appear near the northwest corner of the lot.

Redick McKee Wylie, the second to the youngest son of Dr Andrew Wylie, IU's first president, purchased the house in 1900 from the Harris'. Prior to that time, he and his wife, Madeline A. Thompson Wylie, had lived on the Wylie family farm south of Bloomington. Redick, a farmer, stockman and merchant, constructed the farm home as a young man. But his father and other family frequented the property and it was there, while chopping wood, that Dr. Wylie suffered the injury that lead to his death in 1850.

It is unclear exactly when and why the Wylies moved to town, as there are no City Directories between 1900 and 1909. But by 1909 Madeline Wylie had been widowed, indicated by the directory listing. Also residing at the house during this time is her widowed daughter, Madeline Sentney, and R.E. and James Nysewander, who are boarding with James listed as a student. It is also by the 1907 Sanborn Map that the house undergoes some changes, primarily to the frame addition to the north. The fully enclosed space becomes L-shaped and more narrow, and the rear wall no longer directly aligns with the rear wall of the brick structure. This is a fairly drastic change from its previous configuration based on the placement of the walls, and may indicate either a highly altered or completely rebuilt building. These alterations likely have been made

Topolpus Building History Narrative

to better accommodate borders. No additional changes appeared in the 1913 Sanborn Map except for disappearance of the stable.

Madeline Wylie remained in the house until 1924, possible the year she died. For a brief time the house was a residential rental, including a couple of years as a boarding house, even after the Wylie family sold it to Arthur and Mary Day in 1926. They purchased the house for use as both their home and the location of the funeral chapel for Day Funeral Home at 302 North Walnut. An ad in the 1929-30 City Directory for the first time advertises their "New Funeral Chapel--Corner of Eighth and Walnut" as well as their "20th Century Ambulance Service." This likely had a connection to Mary's work as a trained nurse.

Prior to the Days moving in, residents included Showers Brothers Company traffic manager Guy Burnett and his wife Mary, and E.E. and Carrie McCord and Bernice McCord. E.E. McCord was a carpenter for J. Hostetler and Carrie operated a boarding house out of the property, while Bernice was a teacher. During the late 1920s the frame addition to the north also underwent alterations. The 1927 Sanborn Map indicates the enclosed L-shaped section was divided in half with the northeast section converted into an auto garage. The west side remained an open porch.

The house served as the Day's home and funeral chapel until the late 1930s. The house then returned to the rental market with residents including salesman Ben W. Smith and his wife Lillian, claims attorney for USFG, Earl O. Williams and his wife Dorothea, and district manager for Schlitz Beer, P.J. McWilliams and his wife Esther. This rental time period is also reflected in the 1947 Sanborn Map, the latest available, which shows no structural changes to the property but refers to the house as a "flat."

The Days sold the building to James N. Topolpus Sr. in 1947 for use as his physician's office. The building was later passed it on to his son, James N. Topolpus, Jr., for the same use. Although it's use has since changed, the building remains in the Topolpus family making their fifty plus-year ownership term the longest by the same family. Thus referring to the property as the Topolpus Building is completely appropriate. However, it would also be acceptable to include the original owner who constructed the home, and refer to it as the McCalla-Topolpus Building.

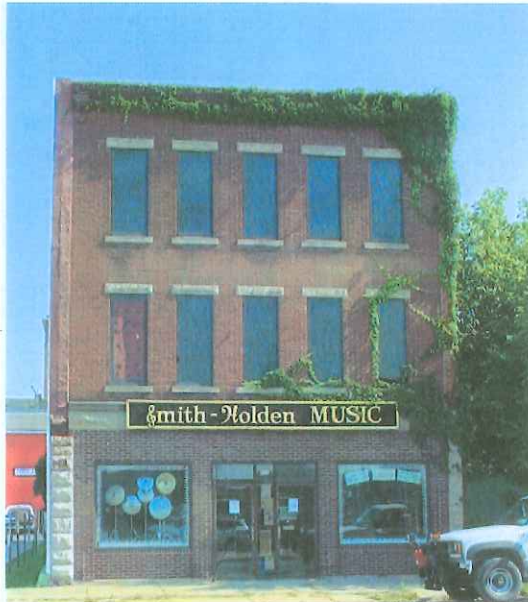
Narrative written and researched 2009, and revised 2010, by
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Partial Demolition
222 West Kirkwood Smith Holden Building
District

Permit released (design revision)

Owner: Abodes Mark Lauchli

105-055-67015 C 222 Commercial; Functional Commercial, c.1880 NR

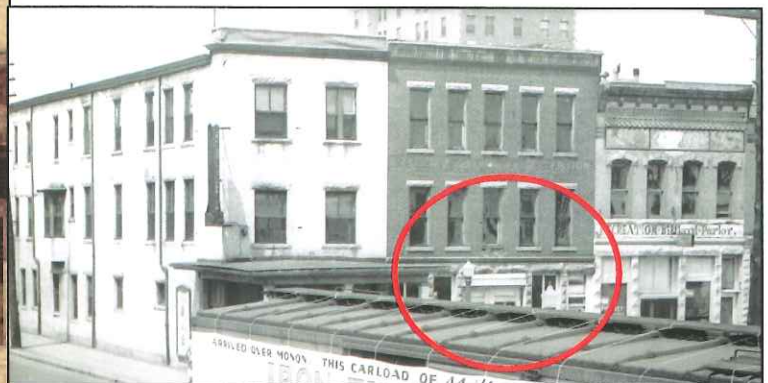
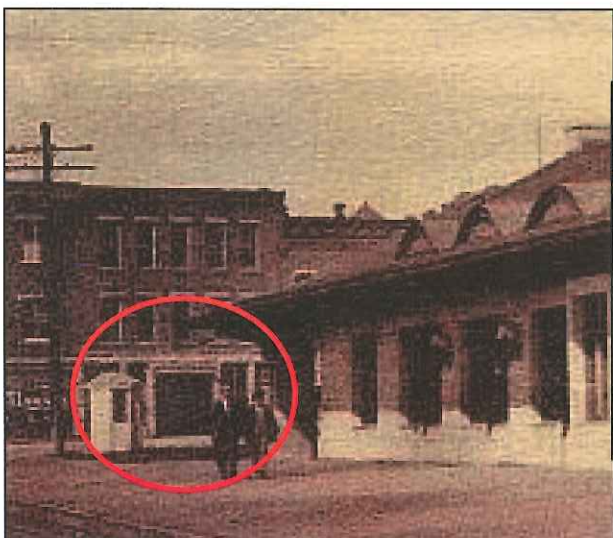


This is a request for a design revision based upon findings from the partial demolition of the Smith Holden facade. Work is proceeding and the brick is being tuckpointed. Staff visited the site Tuesday August 3rd and met with the owner and project manager.

They explained that a load bearing steel I-beam has been uncovered beneath the historic stone lintel on the store front. This beam is 17 inches in width and supports the limestone storefront and the rest of the building. It narrows above the door to about 12 inches. There are paired iron poles running behind the storefront piers.

The owner cannot remove this support which appears to have been put in during a later remodel of the building. A before and after photograph is included with this report.

Based upon this evidence, the previously approved design is proposed to be revised in the following ways. The door and window height will be reduced by at least 17 inches from the bottom of the store front lintel, using increased widths of the same rock-faced limestone that is historically used. The door will be reduced in size from 8 feet wide to 7 feet wide. The height of the door will be reduced to 8 feet, although this scale is flexible, the owner believes that the space for the previously agreed upon open transom will be too small to look proportionate to the doors. He proposes to increase the width of the limestone panel at this location. It would be possible to make the top of the door consistent with the lintels of the windows. So this dimension has some flexibility. Looking at the archival evidence, the door openings were definitely lower than the height of the windows.





May 13, 2010



AUG 5 2010
REVISED

Bloomington Historic Preservation Commission
National Register Nomination Review

Name of Property: Benevolent and Protective Order of Elks Lodge
#446
Address: 400 North Walnut Street, Bloomington, Monroe
County, Indiana

This month the Commission will review the draft of the nomination for errors and completeness of information to make sure that the argument is well constructed and defended. This is called substantive review.

The Elks organization received copies of the nomination in early July and staff will wait on their input. Dick Dunbar, one of the trustees, is now the liaison concerning the nomination and has distributed the document to a few members for their input. He mentioned that it may take several weeks for the membership to formally comment on the application. Staff recommends that the commission withhold any formal vote until the Elks have established their position. There are very precise rules for the public notice. The property cannot be listed without the support of the owner. It was the Commission intent to assist in the preservation of the building by helping make it eligible for tax credits and grants. The nomination, written at Commission expense, will be offered to the Elks.

Information about the completion of a National Register Application and how to apply the criteria are contained in two Park Service Bulletins (16A and 15). There are four contextual Criteria with which to evaluate properties considered for the National Register.

- A. An event, a series of events or activities, or patterns of an area's development
- B. Association with the life of an important person
- C. A building form, architectural style, engineering technique, or artistic values, based upon a state of physical development, or the use of a material or method of construction that shaped the historic identify of an area
- D. A research topic-conveying information important to our understanding (archaeological for instance)

A National Register nomination is reviewed as an argument for the significance of a structure under the criteria selected by the nominator.

The document is divided into sections. The first 6 sections are blanks and check boxes. **Section 7**, however, is a comprehensive architectural description which should include a description of the physical context of the site, enumerating all significant and contributing objects to be included in the listing. For the Elks Lodge this includes the limestone artifacts on the grounds. The architectural description of the building proper should elaborate style, materials, fenestration, details of embellishment, and date all

modifications to the original fabric as far as it is practicable. Unlike the purview of local designation, both interior and exterior description is required and original interior details are considered important, particular as they express the use of the building. The nominator should analyze and compare the building to others located within the community in order to establish its relative rarity and level of integrity relative to similar properties. The required photographs should adequately cover the important elements of the description.

Section 8 establishes the appropriate Criteria for evaluation.

The property is known as the Benevolent and Protective Order of Elks Lodge #446 and was cited in the 1986 (105-055-80032) and 2001 inventories of historic sites and structures. Its current catalogue number is (#105-055-90040) in the scattered sites section. In both surveys it was classified as "notable." Since its construction in 1938, it has been occupied by the order of Elks for which and by which it was built. In order to be eligible for inclusion in the National Register, properties must conform to 36 CFR Part 60.4, the Criteria for Evaluation. The nomination establishes that the district is eligible under Criteria A and C.

- A. associated with events that have made a significant contribution to the broad patterns of our history.
- C. embodies the distinctive characteristics of a type, period, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Staff Comments: I have read the nomination and suggested some changes which have been implemented. The following is a summary of the points in the document.

Criteria A

The nomination explores the history of the Elks organization nationally and locally. The building is significant as it expresses the dominance and strength of this fraternal organization during the era (1938). It also illustrates the fraternal movement as history in small Midwestern towns. It is perhaps the only building in the city built to house a fraternal organization that is still occupied by that organization. Numerous prominent Bloomingtonians were involved in planning and constructing it. It also illustrates Bloomington's history as a limestone capital through its membership, and attributed artisans.

Criteria C

Built of native limestone by a prominent regional architectural firm, the building's style (Art Deco/Moderne) is defended as a relatively rare local example. Decorative panels on the exterior of the building are attributed to carvers with national recognition. The firm of McGuire Shook is still in business and is now one of the oldest architectural firms in the state. During the late 1930s, the local limestone industry was going into eclipse, but this building constitutes dramatic evidence of the vitality of the local Elks organization.
